

**PORTER SQUARE / LOWER MASS AVE  
DEVELOPMENT POTENTIAL OF SELECTED LOTS**

**LOT #1: 1699 Massachusetts Avenue**

***NOTE: This is only an example meant to illustrate the effects of current zoning regulations. It does not reflect any actual proposed development on this lot.***

This lot currently contains about 39 surface parking spaces used by the Changsho Restaurant located across the street. The following is a summary of the development potential for this lot according to current zoning regulations, given three hypothetical redevelopment scenarios.

**SCENARIO 1: All Residential Development**

This scenario assumes the lot is developed entirely for residential use. All types of residential buildings, as well as dormitories, would be allowed on the portion of the lot in the Business A-2 (BA-2) zoning district. Only townhouses or detached houses would be allowed on the Residence B portion of the lot.

	<b>BA-2 portion</b>	<b>B portion</b>	<b>Total Lot</b>
max. residential FAR	1.75	0.50	
lot area	approx. 8,800 sq ft	approx. 4,200 sq ft	13,035 sq ft
allowed residential GFA	15,400 sq ft	2,100 sq ft	17,500 sq ft
resulting FAR	1.75	0.50	1.34
max. # of dwelling units	14.7	1.7	16
off-street parking spaces required			one per dwelling unit (16 max.)

**SCENARIO 2: All Non-Residential Development**

This scenario assumes the lot is developed entirely for non-residential use. Possible uses might include commercial offices or retail businesses, as well as institutional uses such as university classrooms, labs, offices, or activities space. These uses are not allowed on the portion of the lot in the Residence B zoning district.

	<b>BA-2 portion</b>	<b>B portion</b>	<b>Total Lot</b>
max. non-residential FAR	1.00	not applicable	
lot area	approx. 8,800 sq ft	approx. 4,200 sq ft	13,035 sq ft
allowed non-residential GFA	8,800 sq ft	0 sq ft	8,800 sq ft
resulting FAR	1.00	0.00	0.68
off-street parking spaces required			varies by use; likely range: 15-30

*continued on reverse side*

**SCENARIO 3: Mixed-Use Development**

This scenario assumes that the lot is developed with a combination of residential and commercial uses. Specifically, this scenario assumes that a 4,000 square foot ground-floor retail space is developed facing Mass Ave, comparable to the space in the one-story retail building on the adjacent lot, and the remainder of the potential buildout is developed for residential use.

	<b>BA-2 portion</b>	<b>B portion</b>	<b>Total Lot</b>
max. residential FAR	1.75	0.50	
max. non-residential FAR	1.00	not applicable	
lot area	approx. 8,800 sq ft	approx. 4,200 sq ft	13,035 sq ft
assumed retail GFA	4,000 sq ft	0 sq ft	4,000 sq ft
allowed remaining residential GFA	8,400 sq ft	2,100 sq ft	10,500 sq ft
total allowed GFA	12,400 sq ft	2,100 sq ft	14,500 sq ft
resulting FAR	1.41	0.50	1.11
max. # of dwelling units	14.7	1.7	16
assumed # of dwelling units			10 (at 1,000 sq ft per unit)
off-street parking spaces required	varies by size of retail; likely range: 0-7		one per dwelling unit (16 max.; 10 likely)

**ADDITIONAL NOTES**

1. All figures are approximate.
2. Refer to the handouts titled *Summary of Applicable Zoning Regulations in Porter Square* and *Formulas for Calculating Development Potential from Zoning*, or *The Cambridge On-Line Zoning Guide* (at <http://www.cambridgema.gov/~CDD/commplan>), for supplemental information on how these figures were calculated.
3. Refer to the lot map handout for an illustration of setback and height constraints.
4. These calculations have not accounted for Cambridge's Inclusionary Zoning provision, requiring that in residential developments of 10 units or more, 15% of the units are required to be affordable (as defined in the Ordinance), in exchange for which a 30% increase in allowed floor area and dwelling units is allowed as-of-right.
5. **This is only an example meant to illustrate the effects of current zoning regulations. It does not reflect any actual proposed development on this lot.**

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**LOT #2: 1740 Massachusetts Avenue**

***NOTE: This is only an example meant to illustrate the effects of current zoning regulations. It does not reflect any actual proposed development on this lot.***

This lot is currently occupied by a one-story building containing about 16,000 gross square feet of retail space (ground floor and basement), for an existing FAR of about 1.3. This building contains three establishments, each with an entrance on Mass Ave: Brooks Pharmacy and Simon's Coffee Shop on the ground floor, and Hollywood Express video store in the basement. The lot also contains about 12 surface parking spaces. The following is a summary of the development potential for this lot according to current zoning regulations, given three hypothetical redevelopment scenarios.

**SCENARIO 1: All Residential Development**

This scenario assumes the lot is developed entirely for residential use. All types of residential buildings, as well as dormitories, would be allowed on the portion of the lot in the Business A-2 (BA-2) zoning district. Only townhouses or detached houses would be allowed on the Residence B portion of the lot.

	<b>BA-2 portion</b>	<b>B portion</b>	<b>Total Lot</b>
max. residential FAR	1.75	0.50	
lot area	approx. 10,300 sq ft	approx. 2,100 sq ft	12,424 sq ft
allowed residential GFA	18,000 sq ft	1,000 sq ft	19,000 sq ft
resulting FAR	1.75	0.50	1.53
max. # of dwelling units	17	1	18
off-street parking spaces required			one per dwelling unit (18 max.)

**SCENARIO 2: All Non-Residential Development**

This scenario assumes the lot is developed entirely for non-residential use. Possible uses might include commercial offices or retail businesses, as well as institutional uses such as university classrooms, labs, offices, or activities space. These uses are not allowed on the portion of the lot in the Residence B zoning district.

	<b>BA-2 portion</b>	<b>B portion</b>	<b>Total Lot</b>
max. non-residential FAR	1.00	not applicable	
lot area	approx. 10,300 sq ft	approx. 2,100 sq ft	12,424 sq ft
allowed non-residential GFA	10,300 sq ft	0 sq ft	10,300 sq ft
resulting FAR	1.00	0.00	0.83
off-street parking spaces required			varies by use; likely range: 15-30

*continued on reverse side*

**SCENARIO 3: Mixed-Use Development**

This scenario assumes that the lot is developed with a combination of residential and commercial uses. Specifically, this scenario assumes that a 4,000 square foot ground-floor retail space is developed facing Mass Ave, comparable other retail spaces in the area, and the remainder of the potential buildout is developed for residential use.

	<b>BA-2 portion</b>	<b>B portion</b>	<b>Total Lot</b>
max. residential FAR	1.75	0.50	
max. non-residential FAR	1.00	not applicable	
lot area	approx. 10,300 sq ft	approx. 2,100 sq ft	12,424 sq ft
assumed retail GFA	4,000 sq ft	0 sq ft	4,000 sq ft
allowed remaining residential GFA	11,000 sq ft	1,000 sq ft	12,000 sq ft
total allowed GFA	15,000 sq ft	1,000 sq ft	16,000 sq ft
resulting FAR	1.46	0.50	1.29
max. # of dwelling units	17	1	18
assumed # of dwelling units			12 (at 1,000 sq ft per unit)
off-street parking spaces required	varies by size of retail; likely range: 0-7		one per dwelling unit (18 max.; 12 likely)

**ADDITIONAL NOTES**

1. All figures are approximate.
2. Refer to the handouts titled *Summary of Applicable Zoning Regulations in Porter Square* and *Formulas for Calculating Development Potential from Zoning*, or *The Cambridge On-Line Zoning Guide* (at <http://www.cambridgema.gov/~CDD/commplan>), for supplemental information on how these figures were calculated.
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